

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 16, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich

Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin (arrived 4:00 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Life Skills Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Kathleen Lillie.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce

SECONDED by Ald. Bellamy

THAT the Minutes of the Regular Council Meeting of January 9, 1979, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Kennedy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Bayshore Hotel Expansion and Relocation of Existing Lessees.

In a Manager's report dated January 8, 1979 on the Bayshore Hotel Expansion and Relocation of Existing Lessees, the Director of Planning reported on the purpose and background of this expansion, as well as giving an analysis of the situation. In the report the Director of Planning recommended the following:

1. That development permit applications for lands between Stanley Park and Cardero Street be referred for consideration of the Development Permit Board, and that the Director of Legal Services be instructed to bring in necessary by-law amendments to that effect.

Regular Council, January 16, 1979.

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

2. That Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.
- 3a. That Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of 5 months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off,
Or Alternatively,
- 3b. That the Director of Permits and Licenses be instructed to process the building permit for the demolition of the existing buildings in the normal manner.
4. That the Director of Planning be instructed to instigate discussions with officials of the National Harbours Board and report back upon appropriate permanent locations for floating communities.

And submitted for consideration

5. That Council may wish to indicate whether any of the sites described can be considered acceptable interim locations for the floating homes that are to be displaced.

In his report the City Manager commented on the situation and submitted the following recommendations with respect to the Director of Planning's recommendations:

Submitted for CONSIDERATION

- re 1) The Director of Legal Services does not favour this process which would require a public hearing. An alternative is available. The Director of Planning could seek the advice of the Development Permit Board in processing the applications.
- re 2) Council should CONSIDER whether to make this request
- re 3a) Council should CONSIDER whether to make this request
- re 4) Approve. (However the Kanish Village exists without formal permission of NHB and without adequate sewerage facilities. Any continued existence at that or other sites in the harbour would require permission of NHB and would certainly have to meet adequate health and planning standards. NHB have participated in the studies on floating homes. They are sympathetic to having floating homes in some locations but would prefer them not to be in industrially or commercially zoned areas, such as Coal Harbour.)
- re 5) Council should specifically CONSIDER whether they wish to request Harbour Ferries to accept floating homes in their marina, - either temporarily or permanently. If so, Council should first request a joint report from Engineering, Health and Planning dealing with access and parking, sewerage, design considerations, and permission from NHB.

Cont'd....

Bayshore Hotel Expansion (Cont'd)

At its meeting on January 9, 1979 Council agreed to hear representation from interested parties on this matter.

Mr. Stanley Burke addressed Council on behalf of the residents of Kanish Marine Village and read from a brief previously circulated. On behalf of the residents Mr. Burke requested that the Bayshore give the Marina an extension of five months to provide an opportunity for the floating home owners to find a suitable site to relocate. He also requested that Council pass the necessary by-law to permit floating homes to be located in certain suitable parts of the Vancouver waterfront. Mr. Burke also stated that, should the extension be granted, the residents would be willing to give the Bayshore an undertaking to vacate by expiry of the extended period.

Mr. F. Ogden, consultant, suggested that Council approach the owners of the Bute Marina with a request that they consider accepting the floating homes currently located in Kanish Marina. He also put forward a suggestion that consideration could be given to establishment of a temporary marina on the 'Lady Grace' site which already has a sewer line and electricity. However, he understands at the present time Marathon Realty, owner of the property, is not willing to accept this proposal even on an interim basis.

Mr. D.C. Davenport, lawyer for the Bayshore Inn, addressed Council on behalf of his clients. He reiterated that lessees in the area in question are on a month-to-month basis and referred to the fact that each of the floating home occupants or owners entered into a written undertaking to vacate on thirty days notice subsequent to February 1, 1978. Although it has been suggested that the relocation of the business enterprises located on the Bayshore land will result in a loss of jobs, the proposed interim redevelopment by the Bayshore will create an estimated one hundred new jobs in relation to the new restaurant and sports facilities, in addition to increased employment in the Bayshore Inn itself.

Mr. Davenport also stated that the Bayshore will not take any action to acquire possession of the property in question until February 28, 1979. The Bayshore Inn is requesting that the demolition permit, which has been withheld by the City since December 19th, 1978, be issued immediately to ensure orderly and continued development.

Mr. R. Fenton, lawyer for the marina operator addressed Council and read from a brief previously circulated. Mr. Fenton stated the marina operator fully supports the Director of Planning's recommendation for an extension of tenancy to June 30, 1979. The marina operator requested that Council ask Harbour Ferries and Schaeffer Marina to negotiate with the operator in conjunction with his tenants for an interim lease of sufficient space to relocate all the wharves and floats.

Mr. T.A. McLaren, President of Burrard Shipyard and Marine Ways Ltd., and Coast Engineering Works Ltd., referred to his previously circulated brief and stated his main complaint is that he has been given insufficient notice to move his equipment and requested an extension of tenancy. If an extension of the Notice to Vacate is not obtained, the firm will have no alternative but to close down completely and dismiss fifty employees. Mr. McLaren requested Council to endorse recommendation 3a of the Director of Planning quoted above.

Council also noted a brief from Benson Bros. Shipbuilding Co. (1960) Ltd., dated January 16, 1979, setting forth their concerns and asking Council consider requesting the Bayshore to grant them an extension to at least July 31, 1979.

Regular Council, January 16, 1979.

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

Also before Council was a letter from Mrs. M. Pigott, Vice-Chairman - Save the Entrance to Stanley Park Committee, objecting to the possible mooring of houseboats in Coal Harbour, and a letter from the Secretary of the Heritage Advisory Committee advising that the Committee recommends Council take into account a 'Character Area Concept' for the area north-east of Georgia and Denman Streets.

MOVED by Ald. Harcourt

THAT the following recommendations of the Director of Planning be amended and then approved as follows:

- a) that Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of three months (to April 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.
- b) that Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of three months (to April 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off.

- (amended)

MOVED by Ald. Bellamy (in amendment)

THAT the word 'three' be deleted from both the above recommendations and the word 'five' be substituted therefor.

- CARRIED

(Ald. Harcourt opposed)

The amendment having carried, the motion of Alderman Harcourt, as amended and reading as follows was put and carried.

"THAT the following recommendations of the Director of Planning be amended and then approved as follows:

- a) that Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.
- b) that Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of five months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off."

- CARRIED

(Ald. Harcourt opposed)

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

MOVED by Ald. Harcourt

THAT Council agree to specifically consider interim use of the water lot at the foot of Denman Street which includes part of Schaeffer's Marina, as well as the City-owned property under lease to Harbour Ferries for temporary location of the Kanish Marine Floating Homes and request Harbour Ferries to accede to this;

FURTHER THAT, before making a decision on temporary relocation of these floating homes to the above location, the City Engineer, Medical Health Officer and Director of Planning submit an early joint report to Council dealing with access and parking, sewerage, design considerations and permission from the National Harbours Board.

- CARRIED

(Ald. Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Ford

THAT the foregoing motion by Alderman Harcourt be referred to the Planning and Development Committee for consideration, at which time a report from the City Manager on this matter be before the Committee.

- LOST

(Ald. Gerard, Harcourt, Kennedy, Little, Puil
and the Mayor opposed)

MOVED by Ald. Little

THAT the whole matter of suitable locations for floating homes be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce

THAT the City immediately initiate discussions with the Park Board towards removing landfill on City-owned property at the entrance to Stanley Park, thereby restoring Coal Harbour to its original water-line;

FURTHER THAT the City immediately request the NHB to place a freeze on any further filling of NHB water lots along the total shoreline included in the City's current waterfront study.

- (Notice)

The Mayor suggested this be submitted as Notice of Motion and Alderman Boyce agreed. The Notice was recognized by the Chair.

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The Council recessed at 4:25 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4:55 p.m., with the same Members present.

Regular Council, January 16, 1979.

6.

DELEGATIONS (Cont'd)

2. Request to Amend By-law
Governing Rental Information Services

Council, on November 21, 1978 considered a report from the Standing Committee on Community Services dated November 28, 1978 on a request from Rentex to amend the by-law governing rental information Services and approve the following recommendation of the Committee:

"THAT the brief submitted by Mr. Christopher C. Haight and Mr. Robert J. Carstairs be received for information and By-law No. 4790 be retained as is."

Subsequently, Council on December 12, 1978, agreed to hear representation from Messrs. R.J. Carstairs and C.C. Haight of Rentex to discuss their request.

Mr. Haight read from his brief, previously circulated, which set forth a proposed by-law appropriate to the rental information service business which would

1. Establish the criteria by which the City may evaluate standards of service practised by rental information services operating in the City of Vancouver.
2. Prevent unethical, dishonest or misleading practices in the rental information service business.
3. Provide a valuable and needed alternative to newspapers for the purpose of locating rental accommodation for those wishing to use such a service in the City of Vancouver.

MOVED by Ald. Puil

THAT no action be taken on the request of Rentex that the City amend its by-law governing rental information services.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Gerard opposed)

Alderman Harcourt was absent from the Chamber during consideration of the above item.

UNFINISHED BUSINESS

1. Development Permit Application
Glad Tidings Temple - 3456 Fraser St.

Council, on November 21 1978, deferred the following motion of Alderman Puil in connection with the above-mentioned clause in the Manager's report dated November 14, 1978, pending the holding of a Public Information Meeting in the neighbourhood:

"THAT Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street."

Before Council for consideration was a City Manager's report dated January 10, 1979, reporting on the Public Information Meeting held in the area on December 14, 1978. At this meeting eleven citizens objected to the proposal and fifteen spoke in support. Also read out at the meeting were four letters of objection from neighbours. Speakers on behalf of the various N.I.P. Committees also expressed concern at the meeting regarding the proposed addition.

Cont'd...

Regular Council, January 16, 1979. 7.

UNFINISHED BUSINESS (Cont'd)

Glad Tidings Temple. D.P.A. (Cont'd)

Mr. Delgatty, the Architect, referred to the letter from the Director of Planning to him, dated December 18, 1978, in which it asked if the church was prepared to:

- a) increase parking facilities
- b) reduce size of auditorium
- c) reduce height and bulk of building
- d) reduce impact of noise from within building to neighbourhood.

Mr. Delgatty stated in response to the above questions that the church is prepared to increase the parking facilities and has taken steps to acquire property for this purpose, as well as arranged parking provision with an adjacent Super-Value Store. The Church has engaged an acoustical consultant to work on reducing the impact of the noise from within the building to the neighbourhood. Mr. Delgatty stated, however, that his clients wish the project to proceed as presently designed and because of soil conditions and the small site-size are unwilling to reduce the size of the auditorium and the height and bulk of the building.

The Director of Planning answered questions from Council on this matter.

MOVED by Ald. Puil

THAT Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

2. Monetary & Non-Monetary Compensation for Heritage Designation

Council, on December 12, 1978, having heard a presentation from the Chairman of the Heritage Advisory Committee, deferred consideration of the City Manager's report dated October 3, 1978 to the 1979 Council. Therefore, this report was before Council this day.

Also before Council were two letters from the Vancouver Heritage Advisory Committee, one on Compensation for Heritage Designation, in which the Committee requested that the recommendations in the City Manager's report dated October 3, 1978 be accepted as policy, whether or not Council confirms its intention to appoint a Heritage Conservation Officer. The other letter related to the Heritage Officer and put forward the following resolution of the Committee.

'That City Council be advised the Committee reaffirms the need for a full-time Heritage Officer; however the Committee, recognizing the fiscal constraints confronting Council, recommends that in the event Council decides not to appoint a full-time Heritage Officer at this time, the Director of Planning be instructed to include Heritage matters as part of his department's work program for 1979.'

FURTHER THAT a specific staff person, preferably the Gastown Planner, include Heritage matters as part of his duties for the interim period until some other arrangement is made.'

Cont'd....

Regular Council, January 16, 1979.

8.

UNFINISHED BUSINESS (Cont'd)

Compensation for Heritage Designation (Cont'd)

MOVED by Ald. Puil

THAT the following resolution of Council, dated May 2, 1978, be rescinded:

'That approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of \$13,883, charged to Contingency Reserve, and that auto allowance be provided if required.'

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil

THAT the Director of Planning include heritage matters as part of his department's 1979 work program, for consideration of Council through the Planning and Development Committee, with a specific staff member assuming heritage matters as part of his/her duties.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil

THAT the following recommendations, contained in the City Manager's report dated October 3, 1978, be approved:

1. Where it has been established that designation would cause economic loss to the owner, then non-monetary means of compensation should be explored before proposing compensation in cash.

This exploration should be conducted by the City's Heritage Officer, working with the owner, the Heritage Advisory Committee, and other City staff.

2. Council request the Director of Planning to report on amendments to the Zoning By-law which will permit him, when dealing with heritage buildings and on the advice of the Heritage Advisory Committee, to relax regulations such as those governing parking, floor space ratio, set-backs, land use, light angles and building uses.

3. When non-monetary compensation can not provide adequate compensation, cash grants should be considered rather than tax exemptions.

4. Facade easements be considered as one possible means of compensation.

5. Transfer of Development Potential be one means of assistance for preservation of heritage buildings depending on the individual merits of each case.

6. The Director of Legal Services in conjunction with the Heritage Officer be instructed to report to Council on legislative changes necessary to enable the City to transfer development potential within specified transfer districts to be created in the Zoning and Development By-law.

Cont'd...

Regular Council, January 16, 1979.

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UNFINISHED BUSINESS (Cont'd)

Compensation for Heritage Designation (Cont'd)

7. In the use of Transfer of Development Potential, the following policies be adopted.
 - (i) The development potential be based on units of floor space ratio.
 - (ii) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-law.
 - (iii) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and, its quantity measured in area of floor space.
 - (iv) The preservation, maintenance, rehabilitation and safety of the property from which development potential has been transferred must be guaranteed.
 - (v) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is redeveloped, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.
8. Further consideration of a transfer of development potential bank be delayed until Transfer of Development Potential has been operating for some time within the City.
9. Council request the British Columbia Heritage Trust to consider for designated heritage buildings:-
 - (i) establishment of a Heritage Revolving Fund to be administered by the Trust.
 - (ii) Development of policy papers and briefs to the Provincial and Federal Governments with regard to:
 - amendment of the National Building Code to make renovation of heritage structures more economically feasible.
 - establishment of a Residential Heritage Maintenance Grant.
 - government policy to lease office space in heritage buildings.
 - rent control abatement.
 - amendments to the Income Tax Act to provide incentives for rehabilitation of heritage buildings.
10. Council consider the provision of public amenities around certain heritage buildings, with each application being judged on its merits and upon the advice of the Heritage Officer and the Heritage Advisory Committee.
11. When future buildings are proposed for designation, the Heritage Advisory Committee outline for Council the measures of compensation, if any, which in its judgment are necessary and appropriate.

- CARRIED UNANIMOUSLY

Regular Council, January 16, 1978. 10.

UNFINISHED BUSINESS (Cont'd)

3. Health Club Operations

Council, on January 9, 1979, took no action to approve the following recommendation in a City Manager's report dated January 5, 1979 on Janitorial Staff - Kitsilano War Memorial Community Centre. Instead Council requested the City Manager to report on the operation of all existing Health Clubs.

In a City Manager's report dated January 15, 1979, the Administrative Analyst reported on Health Club operations. The report concluded with the following recommendations:

- A) That Council request the Parks Board not to approve any further Health Clubs until there has been more experience with the existing facilities and until it can be reasonably expected that their revenues will cover operating costs.
- B) That Council now approve the recommendation submitted to Council on January 9th regarding janitorial service for the Kitsilano Health Club.

The Mayor advised that a commitment has been given on the proposed Health Club in Champlain Heights and, therefore, the Finance Committee should consider this project.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in his report, be approved, except that the proposed Health Club for Champlain Heights be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little

THAT the principle of providing Health Club facilities in Community Centres be referred to the Standing Committee on Finance and Administration for consideration in relation to the Park Board estimates.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Hotel Development:
Renfrew and Hastings Streets

Council noted a letter dated January 5, 1979, from Zen & Aquilini Construction, requesting that Council reconsider its application of a proposed hotel at the corner of Renfrew and Hastings Streets which was denied at a Public Hearing on September 14, 1978.

The basis of the reconsideration request was detailed in the letter.

MOVED by Ald. Bellamy

THAT the letter dated January 5, 1979, from Zen & Aquilini Construction be received and the request be deferred pending a report from the Director of Planning on the status of the matter.

- CARRIED UNANIMOUSLY

Regular Council, January 16, 1978.

11.

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Reappointment of Special Committees

In a letter dated January 11, 1979, the City Clerk recommended that the following Special Committees be reappointed with the personnel to be appointed by the Mayor:

(a) CONTROL OF SOLICITING FOR CHARITY

Mayor)	With Power to Add
Chief License Inspector)	and Power to Act
Director of Legal Services)	

(b) JOINT COMMITTEE OF COMMUNITY
RECREATION & LEISURE ACTIVITIES

Two Aldermen
Two representatives of Park Board
Two representatives of School Board

(c) REMEMBRANCE DAY OBSERVANCE COMMITTEE

One Alderman
Members of various Veterans' Organizations
& Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

(d) COUNCIL COMMITTEE ON THE DISABLED

Two Aldermen
Nine private citizens

(e) PROPERTY ENDOWMENT FUND BOARD

Mayor
Two Aldermen
City Manager
Director of Finance

Note: That where the Aldermanic member is the Chairman of a Standing Committee, the Vice Chairman of that Committee be authorized to act in the place of the named member when he is absent.

(f) ECONOMIC ADVISORY COMMITTEE

Sixteen private citizens

(g) ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)	With Power to Act
Executive Secretary to Mayor)	

(h) COUNCIL COMMITTEE ON THE ARTS

Three Aldermen
Ten private citizens

The membership shown under each Committee is that which was in effect in 1978.

MOVED by Ald. Gerard

THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 16, 1979.

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COMMUNICATIONS OR PETITIONS (Cont'd)

3. Alderman Rankin's Motion
Re the Ward System

Council was advised of letters received from the Downtown Eastside Residents' Association, Committee of Progressive Electors, and David Stone, requesting to address Council on Alderman Rankin's motion re the Ward System which is before Council for consideration later this day.

During discussion of this matter the Mayor advised that he had informed the Premier of the results of the November plebiscite re the Ward System shortly after the Civic Elections and recently had received a letter from the Minister of Municipal Affairs advising that he is giving consideration to the matter.

MOVED by Ald. Puil

THAT the delegation requests and the motion by Alderman Rankin be deferred for consideration until the Mayor's report on initiating the study of Government Reform is submitted to Council within the next few weeks.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 12, 1979

Works & Utility Matters
(January 12, 1979)

1690 Nelson Street - Tree Relocation
for Crossing - D.P.A. 77777
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 12, 1979)

3812 Osler Street - D.P.A. No. 82556
(Clause 1)

When considering this report, Council noted a request from residents in the area and the applicant to appear before Council on January 23, 1979.

MOVED by Ald. Harcourt

THAT the delegation request be approved and the report of the City Manager be deferred to the Council meeting of January 23, 1979.

- CARRIED UNANIMOUSLY

Alderman Ford requested that the Director of Social Planning submit a report on the actual number of people who are in community care facilities in the Shaughnessy area.

The Mayor so directed.

Regular Council, January 16, 1979.

13.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 12, 1979)

The Council considered this report which contains three clauses, identified as follows:

- C1. 1. Queen Elizabeth Theatre Garage Expenses
- C1. 2. Emergency Telephone Recorder
- C1. 3. Annual Review of Water Rates

Clauses 1, 2 and 3

MOVED by Ald. Bellamy

That the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 12, 1979)

The Council considered this report which contains two clauses, identified as follows:

- C1. 1. Assignment of Lease of Larwill Park (Bus Stop)
- C1. 2. False Creek, Area 6, Phase I -
Heather Parking Facility - Subdivision

Assignment of Lease of Larwill
Park (Bus Depot) (Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager contained in this Clause be approved.

FURTHER THAT the Director of Planning report on the present bus depot and the possibilities of removing the depot from this site within the next four years.

- CARRIED UNANIMOUSLY

False Creek, Area 6, Phase 1 -
Heather Parking Facility -
Subdivision (Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(January 12, 1979)

French Warships Visit -
March 1 - 6, 1979

MOVED by Ald. Puil

THAT no action be taken on the request of the Vancouver Sea Festival Society for \$3,000.00 to assist it to entertain French warships visiting Vancouver.

- CARRIED UNANIMOUSLY

Regular Council, January 16, 1979.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Manager's Report
(January 5, 1979)

Strata Title Application - Conversion
3001 - 3003 Point Grey Road

MOVED by Ald. Puil

THAT consideration of this report be deferred to the next meeting of Council to provide an opportunity to investigate this Strata Title application further.

- CARRIED UNANIMOUSLY

D. Manager's Report
(January 10, 1979)

Federal Employment Program -
Young Canada Works (1979)

MOVED by Ald. Rankin

- A. THAT the City participate in Young Canada Works (1979) to a maximum City cost of \$50,000.00.
- B. THAT the Standing Committee on Finance & Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.
- C. THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required.

(Carried)

(Aldermen Boyce, Gerard and Puil opposed.)

MOVED by Ald. Kennedy (in amendment)

THAT the amount of \$50,000 be struck from the above motion and the figure of \$90,000 be substituted therefor.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Little, Marzari, Puil, Rankin and the Mayor opposed.)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED.

MOVED by Ald. Puil

THAT this report be deferred to the next meeting of Council for consideration.

- LOST

(Aldermen Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

STANDING COMMITTEE REPORTS

I. Part Report of Standing Committee
on Finance and Administration
(January 11, 1979)

Recent Provincial Government Restrictions on Municipal Budget (Clause 1)

During consideration of this Clause, Council noted a letter the Mayor had prepared in response to the Committee's recommendation.

MOVED by Ald. Puil

THAT the recommendation of the Committee be approved, including the letter to the Minister of Municipal Affairs.

- CARRIED UNANIMOUSLY

(Alderman Kennedy wished it recorded that he did not agree with the intents of the letter.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4068,
BEING THE PLUMBING BY-LAW

MOVED by Ald. Bellamy
SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, January 16, 1979.

16.

MOTIONS

1. Senior Citizens' Guide to Services in B.C.

The City Manager advised that the Director of Social Planning considers it should be the Provincial Government's responsibility to provide this guide to senior citizens.

In addition, the Director of Social Planning considers that this matter should be included in SPARC's annual grants submission.

MOVED by Ald. Ford

SECONDED by Ald. Marzari

THAT the City purchase from SPARC of B.C. 10,000 copies of its Senior Citizens' Guide to Services in B.C., at a cost of \$4,500.00 for distribution through the City's information resources.

(Referred)

MOVED by Ald. Puil

THAT the above motion be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED

(Aldermen Bellamy, Ford, Marzari and Rankin opposed.)

2. Proposed Transit Service Contract

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT WHEREAS negotiations are proceeding between the Urban Transit Authority and the Greater Vancouver Regional District for a transit service contract, including bus routes and schedules for the City of Vancouver;

AND WHEREAS tens of thousands of Vancouver citizens are vitally affected by these matters;

AND WHEREAS two members of Vancouver City Council are Provincial Government appointees to the Urban Transit Authority;

THEREFORE BE IT RESOLVED THAT these two appointees report to Vancouver City Council, in good time, the details of any proposed transit contract, in order that City Council may consider them along with all interested citizens and organizations affected.

- CARRIED UNANIMOUSLY

3. Electoral Reform

MOVED by Ald. Rankin
SECONDED by

THAT WHEREAS this meeting of Vancouver City Council recognized the will of the majority on the question of the full ward system, 51.7% having expressed themselves in favour in the 1978 plebiscite.

AND WHEREAS this majority also involved approval in 96 out of 135 polling districts, or approximately three quarters of the City;

Cont'd....

MOTIONS (Cont'd)Electoral Reform (Cont'd)

THEREFORE BE IT RESOLVED THAT

- A. Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision.
- B. Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

(Deferred)

For Council action see page 12.

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy, seconded by Alderman Little and recognized by the Chair:

1. Left Hand Turns at Traffic Control Intersections

THAT WHEREAS most, if not all, main thoroughfares throughout the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist.

(Notice)

Regular Council, January 16, 1979.

. 18.

ENQUIRIES AND OTHER MATTERS

Alderman Little -
Council Representation
on the Park Board

enquired if it was the intent
of the Mayor to have the same
Council member attend all Park
Board meetings in a liaison
capacity rather than having
the Deputy Mayors represent
Council as in the past.

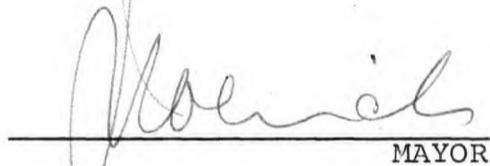
The Mayor advised that he intends submitting a recommendation to this effect to Council in the near future.

* * * * *

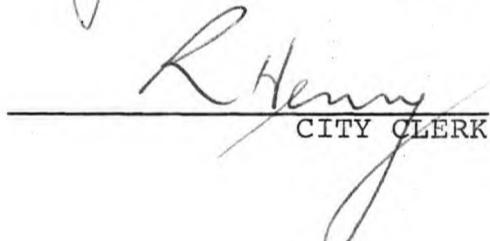
The Council adjourned at approximately 7:05 P.M.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of January 16, 1979, adopted on January 23, 1979.



MAYOR



CITY CLERK

Del. 1

MANAGER'S REPORT

January 8, 1979

TO: Vancouver City Council

SUBJECT: Bayshore Hotel Expansion and Relocation of
Existing Lessees

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE"

Western International Hotels Ltd. are currently preparing proposals for the redevelopment of land and water property north of Georgia Street between Denman and Bidwell Streets. The purpose of this report is:

- (i) to appraise Council of these proposals,
- (ii) to seek Council's advice upon alternative locations for the floating home community which will be affected by these proposals,
- (iii) to recommend that the development permit application for the Bayshore Inn property be considered by the Development Permit Board.

BACKGROUND

History. The first stage of the Bayshore Inn was completed in 1960. The expansion including the high-rise hotel tower and expanded convention facilities, was completed in 1970. This development occurred on the property between Cardero and Bidwell Street.

Between 1960 and 1970 the property owned by Western International Hotels Ltd. was expanded with the purchase of the property between Bidwell and Denman Streets (including the Bidwell Street end). Following a review, the present CD-1 zoning was adopted in 1966. The present zoning permits an additional 1,133,000 sq.ft. to include such uses as hotel expansion, added convention facilities, offices, and a retail complex with related facilities. The anticipated expansion has not proceeded but does remain the long-term intention of the Bayshore Inn owners.

The 9.5 acres between Bidwell and Denman Streets includes some 1.9 acres of freehold land extending 180 feet from the Georgia Street frontage. The balance, which is primarily a water lot, is on a long-term lease from the National Harbours Board.

Bayshore Development Proposal. The current proposals by architects working on behalf of Western International Hotels involve replacement of existing buildings and marine uses between the existing hotel and Denman Street with a 10-15 year interim development including:

- a 285-car surface parking area
- a recreation complex including 4 indoor tennis courts, 2 squash courts, and 2 racquets courts
- a 300-seat seafood restaurant
- a 200-boat marina

Following preparation of detailed proposals, permit approvals, demolition, site preparation, and land filling, proponents hope to begin construction in early fall of this year.

Existing Tenants. Present tenants of the property (see map attached), have been given notice to vacate this site January 31, 1979, however the Kanish Marina has recently had its lease extended an additional 30 days. These tenants include:

- Kanish Marina, including 15 floating home residents
- a portion of Shaeffer's Marina
- Burrard Shipyards
- Benson Bros. Shipyards
- Western Machine Works Ltd.
- Seventeen smaller businesses and retail stores

An application to demolish the buildings on the site was filed on December 19, 1978. The issuance of this permit is being withheld with the Bayshore's knowledge pending Council's consideration of this report.

ANALYSIS

Waterfront Planning Status. The Bayshore property is flanked on the west by the Harbour Park site and on the east by the Central Waterfront.

At Council's instruction, staff are currently preparing a further report on the Harbour Park site -

"on the necessary measures leading to the construction of a small marina (± 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd. and the appropriate Federal agencies, regarding dredging and seawall construction funding."

Should Council approve the measures that will be proposed, necessary dredging and construction could be expected to commence in late 1979 or early 1980.

The Central Waterfront area was the subject of a Public Hearing on October 31, 1978 at which time Council instructed that zoning amendments be prepared to create a Central Waterfront District and corresponding Official Development Plan. This plan was amended to exclude residential use and will be before Council shortly for final adoption.

Development Approval. A formal development permit application has not yet been submitted; however, staff have been discussing the proposed concept with the architect for the Bayshore.

The zonings for the Harbour Park and Bayshore sites are anomalous in terms of development approval process. Whereas applications for the rest of the Central Area require Development Permit Board approval, these sites alone are still subject to approval of the Director of Planning. This process should be amended in order that development permit applications can be considered by the Development Permit Board.

The proposed recreation, restaurant, and marina uses are compatible with existing CD-1 zoning. The proposed surface parking, however, requires further analysis. The proposed scale of development at this stage is a very minor component of the total development which could be considered under the present CD-1 zone.

Land fill of approximately 1.4 acres is proposed. The general policies incorporated in the Central Waterfront Plan indicate that if fill is to be approved by the City, it should achieve a demonstrable public benefit such as:

- (a) public open space
- (b) improved tidal movement or improved water quality
- (c) improved safety or appearance of the shoreline
- (d) accommodation of port facilities

Several traffic related matters are being negotiated with the applicant, including the provision of a pedestrian walkway, right-of-way for a future waterfront shuttle transit ("Funky rail") and 12' widening of Georgia Street. The need for a pedestrian underpass of Georgia at Denman St. will be reassessed.

Maritime Preservation Alternative. Notwithstanding the apparent acceptability of the present proposal, an alternative development concept for this site could incorporate a continuation of existing small shipyards in a manner which would allow public involvement. The 1974 Waterfront Planning Study included a Conceptual Plan which was adopted in principle by City Council. This plan noted, in part, that:

"Part of the attraction of the Bayshore is its proximity to the two adjacent shipyards, Benson's to the west, and Menchion's to the east, and their attendant fishing boats. Every effort should be made to retain these two facilities in their present location despite the ownership of the land and the water lots they are on."

As this may also represent an opportunity complementary to the hotel operation, staff are encouraging Bayshore representatives to investigate the feasibility of this alternative. This investigation would justify a deferral in the demolition plans.

Relocation of Business Enterprises. The Manager of Economic Development reports as follows:

"There are probably 100 jobs involved in this relocation. Both Burrard Shipyards and Benson Bros. Shipyards have indicated that they will be moving to North Vancouver and Richmond with a resultant shift of 70 jobs. Both companies already have properties in those municipalities and their plans are firm. However, both have indicated that layoffs of their staff will probably occur because the notice they have been given is too short."

They have further indicated that the relocation comes at the worst possible time as they are entering the busiest period of the year. They had been expecting approximately 6 months' notice in order to complete prior work commitments.

The other businesses range from a retail furniture store, a sculpture studio, and a professional photographer, to a manufacturer of sail boats, a small boat builder, a small boat repairer, a maritime welder, a maritime engine repairer, a propeller manufacturer and repairer, an engineering firm, and an electrical company specializing in maritime work. These other firms probably account for 30 to 40 jobs.

All of these "other" businesses will need to seek new locations.

It is thought that those businesses with a maritime specialty might fit well into the False Creek area - especially Granville Island. Discussions are now underway concerning the suitability of Granville Island locations. Other alternatives are also being considered.

It is not expected that the non-maritime businesses will have any great difficulty in finding alternative space."

Floating Home Relocation. Two recent studies recommending standards and locational criteria for floating communities have been undertaken:

1. The City Planning Department carried out a study in July, 1977 entitled "The Aquatic Community". It recommended policy guidelines for floating homes and marinas, and suggested Coal Harbour, False Creek, and the Deering Slough (Fraser River) as the only suitable locations in Vancouver. City Council requested the GVRD to carry out a comprehensive study of floating homes and, pending completion of this study, took no action on amending City By-laws.
2. The Greater Vancouver Regional District Board, on November 29, 1978, approved recommendations (See Appendix A) of their sub-committee on float homes, including "Guidelines for the Regulations of Floating Communities".

These two studies reflect a growing acceptance of floating communities as a legitimate urban use. As implied by the GVRD resolution #14 the next task should be for municipalities, in conjunction with appropriate leasing authorities, to determine specific locations in which floating home communities may be considered. Current City By-laws and policies are generally silent on this matter.

The Director of Planning believes that, subject to appropriate health, safety, and locational criteria, such accommodation should be encouraged. They can add significantly to the variety and public interest of the urban waterfront.

There may be alternative locations available in the Region although no approach has yet been made to other municipalities.

At this time of year there are dangers associated with towing the existing floating homes in open waters. This would seem to limit the immediately available alternative locations to somewhere in Burrard Inlet or possibly False Creek.

Alternatives that appear to be worthy of investigation are:

- (i) The foot of Denman Street presently occupied by the Shaeffer's Marina on a month-to-month lease from the City. No sewer connection is available at present and the cost of such a connection would be a significant factor. Other facilities are available.
- (ii) A temporary location somewhere on the water lot in front of the Harbour Park site. No sewer connection is available and cost of connection would also be significant. Existing pleasure craft moorage may need to be displaced to accommodate the 15 floating homes.
- (iii) Approximately in the location presently occupied by the "Lady Grace". All services (sewer, water, power, telephone, etc.) are available. There is sufficient vacant water area in this location and appropriate access floats are also available. Marathon Realty officials have, however, indicated that they do not favour the use of this location for floating homes either on an interim or permanent basis. In addition, the residential environment is compromised by the proximity of the CPR rail lines, float plane operations, and heavy swells.
- (iv) Approximately off-shore from the old fireboat house on the north shore of False Creek. No sewer connection is available. Marathon Realty officials do not favour this use in this location either.

(v) At the present location on the water lot leased to the Bayshore Inn. No sewer connection is available. The Bayshore have indicated they do not wish to retain any floating homes in their new development.

The Co-operative association who have developed the Spruce Liveaboard Marina in False Creek's Area 6 Phase 1 development, are interested in having a limited number of floating homes. The opinion of residents in the area would need to be obtained however, and the By-laws for False Creek amended.

Discussions with officials of the Port of Vancouver indicate they would need to be presented with a specific proposal and location before decisions could be made.

SUMMARY

Negotiation with The Bayshore on their expansion proposal is at an early stage. The applicants have been advised that the Central Area's normal open public approval process should be followed.

The most critical reason for the report at this time is to determine Council's opinion on relocation alternatives for floating homes which must vacate this site by February 28, 1979. This will facilitate action by various private interests, lessors, and authorities, in resolution of this situation.

There are significant problems associated with each of the alternative locations described.

RECOMMENDATIONS

1. THAT development permit applications for lands between Stanley Park and Cardero Street be referred for consideration of the Development Permit Board, and that the Director of Legal Services be instructed to bring in necessary by-law amendments to that effect.
2. THAT Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.
- 3a. THAT Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of 5 months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off

OR ALTERNATIVELY

- 3b. THAT the Director of Permits and Licenses be instructed to process the building permit for the demolition of the existing buildings in the normal manner.
4. THAT the Director of Planning be instructed to instigate discussions with officials of the National Harbours Board and report back upon appropriate permanent locations for floating communities.

CONSIDERATION

5. THAT Council may wish to indicate whether any of the sites described can be considered acceptable interim locations for the floating homes that are to be displaced."

CITY MANAGER'S COMMENTS

Following discussions with representatives of the Kanish Village, the Bayshore, Marathon, National Harbours Board, and Harbour Ferries, the City Manager has the following additional comments.

- A) Western International Hotels have well-defined development rights on the site. Council may wish to use its good offices to ask for extensions on behalf of lessees. However, if the owners do not consider it feasible to grant such requests, the City should process demolition permits and subsequent development permits in the normal manner.
- B) The report mentions the involvement of 100 jobs, 70 of which may be transferred to North Vancouver or Richmond and some of the remainder to Granville Island or other Vancouver locations. It does not mention that the Bayshore now employs 425 people and would expect its investment to increase tourist business and create a considerable number of new jobs.
- C) There are 15 floating homes in the Kanish Village. They are of various ages and some were constructed quite recently. All have known for a year that they are on a month to month tenancy and have signed agreements that they will vacate peacefully on 30 days' notice. Council should seriously consider whether they want to involve the City in a private matter to which there seems to be no good solution.
- D) Council should be particularly wary of approving temporary relocations since there will be another trauma when that temporary period expires. Also this poses a sanitary and economic dilemma: There will either be pollution of the waters or an expensive sewer connection which can hardly be amortized over a short period.

The City Engineer and Medical Health Officer have not yet had an opportunity to consider this report. If Council does want to assist in relocating the homes, it should request a report from those officials on any site.

- E) One of the reasons for the Bayshore's terminating the leases of the floating homes is because their expansion plans call for a 200-boat marina at that site. However, this requires NHB approval and the proposal has not yet been presented to NHB. NHB has some concern about the increasing number of pleasure boats in Coal Harbour and will also be faced with a request from the City for an expanded marina in front of Harbour Park. If NHB does not permit a 200-boat marina, the Bayshore may be obliged to reconsider their position on floating homes.
- F) The Kanish Village exists without formal permission of NHB and without adequate sewerage facilities. Any continued existence at that or other sites in the harbour would require permission of NHB and would certainly have to meet adequate health and planning standards. NHB have participated in the studies on floating homes mentioned on page 3. They are sympathetic to having floating homes in some locations but would prefer them not to be in industrially or commercially zoned areas, such as Coal Harbour.

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- G) Of the five sites mentioned at the bottom of page 3 of the report as "appearing worthy of investigation":
 - (iii) and (iv) can be eliminated because they are not available
 - (v) is very unlikely to be available, unless the NHB vetoes the marina but permits floating homes (see E and F)
 - (ii), the remaining arm of Schaeffer's Marina, is essentially the same location as (i), Harbour Ferry Marina.
- H) There remains site (i), in front of Harbour Park. Harbour Ferries sublease the water lot from the City on a month-to-month basis, but have right of first refusal to operate a permanent marina. They would be willing to accept the floating homes but only if the City requested them to do so and if the financial problems of providing sewerage service can be solved. This would also require NHB permission (see F). Finally Council's attention is drawn to the Planner's comments in Appendix B relating to Harbour Park.

MANAGER'S RECOMMENDATIONS

- re 1) Submitted for CONSIDERATION.
The Director of Legal Services does not favour this process which would require a public hearing. An alternative is available. The Director of Planning could seek the advice of the Development Permit Board in processing the applications.
- re 2) Council should CONSIDER whether to make this request.
- re 3a) Council should CONSIDER whether to make this request.
- re 3b) Approve, but not as an alternative to 3a. Normal processing should occur if the owners do not grant the requests for delays.
- re 4) Approve. (However, note (F) above)
- re 5) Council should specifically CONSIDER whether they wish to request Harbour Ferries to accept floating homes in their marina, - either temporarily or permanently. If so, Council should first request a joint report from Engineering, Health and Planning dealing with access and parking, sewerage, design considerations, and permission from NHB.

DELEGATIONS THIS DAY: Mrs. Burke
 Mr. Davenport, Barrister & Solicitor
 Mr. Ogden

FOR COUNCIL ACTION SEE PAGE(S) 54 to 58

MANAGER'S REPORTDATE January 10, 1979

TO: Vancouver City Council
 SUBJECT: 3456 Fraser Street - Glad Tidings Temple
 Development Permit Application No. 81126
 CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

This report refers to the Manager's report dated November 14, 1978 (Appendix 'A' - copy attached) relating to the Development Permit Application No. 81126 to construct a substantial addition to the existing church on the site which is located on the east side of Fraser Street between 18th and 19th Avenues.

The matter was referred to Council on the recommendation of the Director of Planning because of the large size of the proposal and the effect it may have on the community and the nature of support and objections received from the neighbours.

City Council, at its meeting of November 21, 1978, deferred a motion of Alderman Puil pending a Public Information Meeting to be held in the neighbourhood on the proposed addition to the Glad Tidings Temple.

The Public Information Meeting was held on the evening of December 14, 1978 at Charles Tupper School. The minutes of that meeting are attached as Appendix 'B'. Aldermen Harcourt, Kennedy, Gerard, Marzari and Ford attended as well as representatives from the Planning and Engineering Departments and approximately 85 citizens. After hearing presentations from the architect, Pastor Maureen Gaqlardi and the Planning Department, 11 citizens spoke expressing objection to the development as proposed and 15 spoke in support. In addition, one of the speakers read out 4 letters expressing objection from 4 neighbours. The speakers on behalf of the Riley Park, Kensington and Mount Pleasant N.I.P. Committees also spoke expressing concern regarding the addition as proposed.

Subsequently, on December 18, 1978, the Director of Planning wrote to the applicant, Vern Delgatty, (Appendix 'C'). A reply dated January 9, 1979, has been received from Mr. Delgatty (Appendix 'D'). A meeting is arranged for January 12, 1979 to discuss this correspondence.

Because the applicant is anxious to proceed as quickly as possible, this information report is being submitted for Council's agenda for its meeting on January 16, 1979. The Director of Planning will report further on January 16, 1979 about the results of his meeting with the applicant.

On January 16, 1979, Council will wish to consider the deferred motion of Alderman Puil "that Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council

DELEGATION REQUEST THIS DAYFOR COUNCIL ACTION SEE PAGE(S) 59460

~~CONFIDENTIAL~~
MANAGER'S REPORT

UB 379

January 15, 1979

TO: Vancouver City Council
SUBJECT: HEALTH CLUB OPERATIONS
CLASSIFICATION: Information and Recommendation

The Administrative Analyst reports as follows:

"On January 9th Council considered a Manager's report concerning Janitorial Service for the Kitsilano Health Club, which recommended:

- that an additional permanent Building Service Worker I position be established at Kitsilano Community Centre, subject to classification by the Director of Personnel Services. The cost of this proposal will be \$13,510 per year (mid-range including fringe benefits, 1978 rates)
- and that the allowance of \$7,300 p.a. for casual janitorial service be abolished.

Instead of acting on this recommendation, Council requested information on the operation of all existing health clubs. This information is provided in the present report.

INTRODUCTION

Health Club operations referred to in this report are comprised of sauna, whirlpool and exercise room. Facilities with exercise rooms only, such as the West End and Mount Pleasant Community Centres, are not considered.

The status of health clubs operated by the Park Board is as follows: -

3 in operation

Vancouver Aquatic Centre	opened 1974
Trout Lake Community Centre	Sept. 1977
Kitsilano	Sept. 1978

2 approved and under construction

Riley Community Centre
Kensington Community Centre

1 under consideration

Champlain Heights Recreation Complex

PATRONAGE AND BUDGET

The Health Club at the Vancouver Aquatic Centre is an extremely successful operation. During 1978, approximately 163,000 participants generated total revenues of \$238,000 although the club was closed for 25 days for extended maintenance. Because the costs of operating this Health Club are combined with the total Aquatic Centre costs, and because its operations have not been subjected to the intensive scrutiny applied to the newer facilities, the Health Club Operating Costs were not readily available when this report was written. A brief verbal report can be given at Council if required.

When the Trout Lake Health Club was opened in September 1977 estimates of participation were based upon the history of the Aquatic Centre since it was the only similar facility in operation at that time. The club would be supported by the nearby tennis courts, ice rinks, running tracks and gymnasium. On September 27, 1977, it was proposed to Council that the Club operate for 82 hours over a seven day week in anticipation of 4500 patrons per month for a subsidization of \$74,000 per year.

As shown in Attachment 1, participation never rose above 2400 per month. Subsequently, on July 25, 1978, the Park Board reported back to Council proposing that the hours of operation be reduced to 55 hours/week during the summer and 65 hours/week during the winter in anticipation of patronage levels of 1450 and 1950 persons per month during these periods (22,400 patrons per year) and a resulting subsidy of \$22,000/year. During the twelve months ending December 31, 1978 the actual patronage was 20,604. For the three months from September to November, the overall costs and revenue were:

Salaries, etc.	\$ 8,688
Supplies & Services	464
Maintenance	2,730
	<u>\$11,882</u>
Revenue	6,162
Net Cost	<u>\$ 5,720</u> (or \$22,880/year)

Because patronage appears to peak during February - April, the foregoing estimate of patronage appears to be a reasonable basis for projecting future revenues, although the completion of an adjoining racquet ball court this summer should improve the patronage.

The Kitsilano Health Club is supported by a rink, school and two large playing fields. It opened in September, 1978 pursuant to a report to Council of July 25, 1978 which projected participation at 1450 per month during the summer when the Club would be open for 51 hours per week; 2750 per month during the winter when the club would be open for 79 hours per week. The net cost of operation was projected to be \$14,000 per year. Since the facility has only been open for three full months, the validity of these estimates can not be determined with any accuracy. However, all indications are that the revenue projections will be exceeded since the participation has been:

September	1265 (19 days open)
October	2514 (30 days open)
November	3360 (29 days open)
December	2512 (24 days open).

For the three months from September to November, the overall costs and revenue were:

Salaries, etc.	\$10,138
Supplies & Services	947
Maintenance	2,775
	<u>\$13,860</u>
Revenue	8,182
Net Cost	<u>\$ 5,678</u> (\$22,712/year)

Noting the mid-September opening, a projection based only on October and November would indicate a subsidization of only \$13,250/year as compared to the \$14,000 initially projected.

The Club at Riley Community Centre is expected to open in September 1979. It is supported by the presence of the Percy Norman Pool, Ice Rink (summer lacrosse) and a small playing field. At this time, it is anticipated that the facility will be open for 63 hours per week to support participation by an average of 3000 patrons per month.

The Club at Kensington Community Center is expected to open towards the end of 1979. (Swimming pool, two racquetball courts and two playing fields.) Initial projections of budget requirements are based on 2250 patrons per month.

While neither the Park Board nor staff have an explicit policy with regard to the construction of further Health Club facilities, the attitude of staff appears to be against further facilities for at least a year, or until the value of this type of facility has been more clearly determined.

The Administrative Analyst submits the foregoing report for Council's information."

-3-

The City Manager submits the above for INFORMATION, and notes that all the "net cost" figures are exclusive of capital costs. Even on that basis, the clubs at Trout Lake and Kitsilano do not at the moment pay their way.

In light of this, it is RECOMMENDED:

- A) That Council request the Parks Board not to approve any further Health Clubs until there has been more experience with the existing facilities and until it can be reasonably expected that their revenues will cover operating costs.
- B) That Council now approve the recommendation submitted to Council on January 9th regarding janitorial service for the Kitsilano Health Club (quoted above).

FOR COUNCIL ACTION SEE PAGE(S) 63

MANAGER'S REPORT, JANUARY 12, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. 1690 Nelson Street -
Tree Relocation for Crossing - D.P.A. 77777

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

A new apartment is to be constructed which requires a sidewalk crossing on the south side of Nelson Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the confines of the lot size and building location, therefore the tree will have to be relocated from this location. The Board of Parks and Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval."

The City Manager RECOMMENDS approval of the proposed tree relocation.

FOR COUNCIL ACTION SEE PAGE(S) 65

BUILDING AND PLANNING MATTERS

CONSIDERATION1. 3812 Osler Street - D.P.A. No. 82556

The Director of Planning reports as follows:

"Romses Kwan and Associates, Architects on behalf of the Vancouver Neurological Centre, filed Development Permit Application No. 82556 to alter and use the existing multiple conversion dwelling at 3812 Osler Street as a community residential facility for a maximum number of eight residents.

The site is in the RS-4 One Family Dwelling District and is located on the south-east corner of Osler and Balfour Streets. The building was previously occupied as a multiple conversion dwelling containing three housekeeping units, one sleeping unit and one dwelling unit.

Mr. T. W. Meredith of the Vancouver Neurological Centre has advised that

'...This facility will be used to train ambulatory young adults (18-22) in independent living skills. The disabilities will involve mild cerebral palsy and epilepsy.'

The maximum number of "students" will be eight with two house parents. It is expected that the students will be resident in the facility for about nine months, "graduated", the facility then to receive another group for a further nine months. The residents will be fifty percent male, fifty percent female.

Program matters will be in the hands of two para-medical professionals - one occupational therapist and one social worker.

It is not anticipated that many will be in full or even part-time employment; some will be involved with existing vocational training programs. The students will receive through the Centre's clinical psychologist, a good deal of training in preparation for employment and determining likely employment interests and opportunities.'

The community residential facility is a conditional use in the RS-4 One Family Dwelling District Schedule. 84 neighbouring property owners were notified of this application. The following is an analysis of the response to the notification:

Objections:

- (i) *17 individual letters received
- (ii) 1 petition containing **61 signatures representing 56 households.

NOTE: * 2 of the 17 individual letters came from outside the notification area.

**10 of the 61 signatures were from outside the notification area.

In Support

- (i) 2 individual letters received.

A summary of the comments received is attached as Appendix 'A'.

Clause 1 continued

The Social Planning Department have submitted the following comments:

63-MLH-75

'Information supplied by the Vancouver Neurological Centre indicates that the demand for this type of Community Residential Facility in the City is great.

This facility will contain no more than eight young ambulatory "students" (ages 18-22) with mild epilepsy or cerebral palsy disabilities in addition to two live-in house parents. Program matters will be conducted by two para-medical professionals; an occupational therapist receiving training relative to the activities of day-to-day living, the students will also receive guidance to prepare them for suitable employment in the outside work force. The Social Planning Department views this type of community residential facility as a positive contribution to any community.

The students will not own or drive automobiles. Under the proposed program it is expected that not more than a maximum of three or four automobiles will visit the facility at any one time. This pattern of traffic generation is not significantly different from most normal households in the neighbourhood.

The Social Planning Department therefore recommends approval for this Development Permit Application.

However, in view of the large number of objections received by the Planning Department in response to this application the Social Planning Department will shortly undertake a review of present guidelines governing locations of Community Residential and Community Care Facilities in the City.'

The majority of the buildings within two blocks of the premises are one family dwellings. There are three personal care homes, 10 multiple conversion dwellings, one boarding house and two lodging houses within the approximate two-block radius.

City Council, in October of 1976, approved a guideline for Community Residential Facilities that suggest that such facilities should not constitute more than 10% of the population within a two-block radius. This proposal would conform to that guideline.

The Director of Planning considers that the proposed use with a maximum of eight residents and two house parents would have minimal effect on the community and recommends that the Development Permit Application be approved for a limited period of one year, at which time the matter could be reviewed. In view of the numerous objections expressed, however, by the neighbouring property owners, the matter is being referred to City Council."

The City Manager notes that the Director of Planning has power to approve this use, but has chosen to seek Council's advice, suggesting approval for one year subject to review.

The City Manager asks Council's CONSIDERATION of the matter.

A-7

MANAGER'S REPORT, JANUARY 12, 1979 (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Report on The Queen Elizabeth Theatre Garage Expenses

The Manager of Civic Theatres reports as follows:

"Clause 6 of the lease between the City of Vancouver and Metro Parking Ltd. for the operation of The Queen Elizabeth Theatre Garage dated February 1st, 1978 reads:

'It is understood and agreed between the Lessor and the Lessee that during the month of January in each of the years 1979 and 1980 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under clause 5(a) shall be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

The actual expenses for 1978 were \$40,038.22. After paying property and business taxes of \$46,705.58, the net revenues for 1978 were \$30,510.74. The anticipated operating expenses for 1979 are \$42,000.00 allowing for an approximate 5% increase in wages and other costs.

The Theatre Manager recommends that the estimate of \$42,000.00 for garage expenses for 1979 be approved."

The City Manager RECOMMENDS that the recommendation of the Theatre Manager be approved.

2. Emergency Telephone Recorder

The City Engineer reports as follows:

"The night emergency telephone lines in the Manitoba Yard are recorded to protect the City's interest in liability cases and to monitor the department's response in this vital area. The present equipment is old, in poor condition, and uneconomical to repair. Funds were requested in the Departmental 1979 Budget to replace the equipment.

An opportunity has now arisen whereby the three night lines at the Manitoba Yard can be connected to the existing recording equipment in the Police Communication Centre. Such a system would provide excellent recordings for our purpose, although with some awkwardness due to the remoteness of the location from our offices.

We had estimated the cost of a self contained recorder in the Manitoba Yard to be approximately \$4 400, and we have now determined that the cost of making the connections to the Police system would be \$2 800 This latter option is clearly the best value for the City.

Continued

MANAGER'S REPORT, JANUARY 12, 1979 (FINANCE: A7 - 2)

Clause No. 2 Continued

"The City Engineer recommends approval of funds for the emergency telephone recorder, in the amount of \$2 800, in advance of normal budget approval.

The Assistant Comptroller of Budgets and Research comments as follows:

This item is included in the 1979 operating budget of the Departmental Services and Sewers Division as a supplemental item. It is recommended that, if this request is approved, it be on the basis that it comprise priority Item #1 on the Divisions Supplemental budget request. "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Annual Review of Water Rates

The Director of Finance reports as follows:

"The Water Works distribution system of the City of Vancouver is intended to operate on a self-supporting basis, with the City purchasing water from the Greater Vancouver Water District supply system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend that the flat and metered water rates should remain at the 1978 levels.

History

It is impossible to exactly match revenues and expenditures for any given year and, for this reason, a water rates stabilization reserve was established in 1965. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was not considered necessary to increase the size of the reserve. In 1971, the rates were increased to provide a five year break-even period with surpluses in early years and deficits in later years. Due to high rates of inflation, this policy was changed in 1976 when rates were increased by 19.6%, the balance in the stabilization reserve expended, and the decision made to set rates on an annual basis. The 1977 rates were increased by 9.73% in order to meet increased costs and to recover a \$99,000 deficit realized on 1976 operations. The 1977 operations realized a surplus of \$279,581 which was transferred to the water rates stabilization reserve. In 1978, there was no increase in rates, and the increased expenses were proposed to be met by transferring \$219,066 from the reserve into revenue.

As opposed to the budgeted deficit of \$219,066, the 1978 operations of the Water Works will produce an estimated surplus of \$482,121. This amount, when added to the 1977 surplus, will bring the total in the reserve to \$761,702.

1978 Operations and 1979 Budget

The following table shows the preliminary results of the 1978 operations and the proposed 1979 budget. The 1978 revenues and expenditures are preliminary and may vary slightly when the final ledgers are closed for the year.

MANAGER'S REPORT, JANUARY 12, 1979 (FINANCE: A7 - 3)

Clause No. 3 ContinuedWater Works Operation

	<u>1979 Estimated</u>	<u>1978 Actual</u>	<u>Increase Over 1978 Actual</u>	<u>1979 Estimate % Over 1978 Actual</u>
<u>\$</u> <u>\$</u> <u>\$</u> <u>%</u>				
Estimated Expenditures:				
Debt Charges	3,581,557	3,462,617	118,940	3.43
Water Purchases (GVWD)	3,040,693	2,900,000	140,693	4.85
Water Rates Billing Expense	292,854	278,519	14,335	5.15
Operating & Maintenance	<u>1,965,946</u>	<u>1,816,605</u>	<u>149,341</u>	<u>8.22</u>
Total Expenditures	<u>8,881,050</u>	<u>8,457,741</u>	<u>423,309</u>	<u>5.00</u>
Estimated Revenues:				
Flat Rate	3,960,200	3,922,845	37,355	0.95
Metered Rate	<u>4,920,850</u>	<u>5,017,017</u>	<u>(96,167)</u>	<u>(1.92)</u>
Total Revenue	<u>8,881,050</u>	<u>8,939,862</u>	<u>(58,812)</u>	<u>(0.66)</u>
Estimated Surplus - 1978		<u>482,121</u>	<u>482,121</u>	

Analysis

a) Metered water

The consumption of metered water is, within certain ranges, difficult to predict and factors such as weather can vary the degree of consumption. 1978 consumption was higher than predicted resulting in \$207,000 excess revenue. 1979 estimates are based on a four year average of metered water consumption.

b) Water purchases

The cost of water for 1978 from the G.V.W.D. was \$364,000 less than originally budgeted. The original budget was developed by the City necessarily prior to the G.V.W.D. providing the City with their estimates and accordingly, the original budget reflected the prior year costs plus an allowance for inflation. The actual water purchase costs have remained constant over the last four years. The 1979 estimate, reflecting early G.V.W.D. estimates, reflects a modest increase over 1978.

c) Surplus

Even though 1978 operations were budgeted for a deficit of \$219,066, a surplus of \$482,121 was realized, reflecting a total variance of \$701,187. This variance arose primarily out of the above two noted factors for water purchases and metered revenue plus an underexpenditure of \$100,000 on debt charges (due to the fact that the City did not proceed with an anticipated bond issue in 1978).

Water Rates for 1979

The estimated revenues for 1979 on the previous table have been derived utilizing the 1978 water rates. As can be seen on the table, the 1979 operations can realize a balanced budget with no rate increase. An alternative might be to bring the accumulated surplus of \$761,702 in the Water Rates Stabilization Reserve into revenue and to reduce water rates for 1979 by approximately 8%. This action is not recommended because, in 1980, rates would have to increase by the same 8% plus any additional amount reflecting 1980 inflation of costs. Because the City has not issued any water works debentures for some time, the expected 1979 debenture issue will have a significant impact on the 1980 debt charges. The recommended action is to keep 1979 rates unchanged and use the accumulated surplus in 1980 to offset inflation and keep rates in 1980 relatively unchanged also.

MANAGER'S REPORT, JANUARY 12, 1979 (FINANCE: A7-4)

Clause No. 3 Continued

" It should be noted that the water works utility is exempt from the new Provincial regulations regarding the 5% limit on expenditures and treatment of prior year surpluses.

Strata Title Duplexes

The current rates for duplexes is \$64.50, based on the single residential rate of \$47.50 plus \$17.00 for an additional residential unit. For strata title duplexes, the water rates have to be billed separately to each strata lot and current practice has been to bill one-half of the \$64.50 to each strata lot. This practice has not been reflected in the by-law, and it is recommended that the by-law be amended to charge strata title duplexes \$32.25 per annum as a flat charge for water.

Recommendations:

It is recommended that:

- A. The present water rates not be changed for 1979.
- B. The surpluses on the 1978 operations be transferred to the Water Rates Stabilization Reserve and any surplus or deficit on 1979 operations also be transferred to or provided from the Reserve.
- C. The Water Works By-Law be amended to provide for a flat rate water charge for strata title duplexes of \$32.25 per annum."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

A-9

MANAGER'S REPORT, JANUARY 12, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERSRECOMMENDATION1. Assignment of Lease of Larwill Park
(Bus Depot)

The Supervisor of Properties reports as follows:

"City-owned Block 48, D.L. 541, known as Larwill Park was leased to B.C. Hydro until December 31, 1978 with an option to renew for a further ten years. B.C. Hydro exercised this option and on August 15, 1978 Council approved a rental of \$354,145.40 per annum plus taxes for the period January 1, 1979 to December 31, 1983.

On October 17th and October 31, 1978 there were reports to Council concerning the actions of the Provincial Government in ordering B.C. Hydro to divest itself of transit facilities by March 31, 1979 and the creation of Pacific Coach Lines Ltd. by an amalgamation of Pacific Stage Lines and Vancouver Island Coach Lines.

There have been discussions between B.C. Hydro, Pacific Coach Lines and the City regarding the lease of the Larwill Park Bus Depot. As a result of these discussions the City has received a letter dated December 21, 1978 from B.C. Hydro requesting the consent of the City to assignment of the Lease to Pacific Coach Lines.

It is therefore recommended that B.C. Hydro and Power Authority be granted the right to assign the Lease of Block 48 D.L. 541, effective as of March 31, 1979, to Pacific Coach Lines Limited. The assignment to be drawn to the satisfaction of the Supervisor of Properties and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. False Creek, Area 6, Phase 1,
Heather Parking Facility - Subdivision

The Development Consultant reports as follows:

"Purpose

The purpose of this report is to seek Council approval of the subdivision of the parcel of property on which the Heather Parking Facility is to be built by Frank Stanzl Construction Ltd.

Background

Council, at its meeting on June 22, 1976, approved the terms of the lease to be entered into between the City and Frank Stanzl Construction Ltd. for the construction of a parking facility on a parcel of property known as Lot 12, Plan 16003, False Creek.

Subsequently, a design of the building has been approved by the Development Permit Board and City officials have almost concluded negotiations on revised lease and sublease terms, all within a budget previously approved by Council, which will be presented to Council with a recommendation for approval within the next few weeks.

MANAGER'S REPORT, JANUARY 12, 1978 (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

The conclusion reached by City officials is that it is desirable to subdivide Lot 12 into 4 legal parcels, which will remain in City ownership and one of which would be leased to Frank Stanzl Construction Ltd. to construct a parking facility.

Recommendations

It is recommended that:

- a) Lot 12, Plan 16003, False Creek be subdivided into 4 parcels as shown on the plan prepared by the City Surveyor and marginally numbered LD 1626.
- b) The said plan of subdivision be signed on behalf of the City of Vancouver and registered in the Land Registry Office. "

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

BMANAGER'S REPORT

January 12, 1979

TO: Vancouver City Council
SUBJECT: French Warships Visit - March 1 - 6, 1979
CLASSIFICATION: CONSIDERATION

On January 9, Council deferred a request for \$3,000 to assist the Vancouver Sea Festival Society to entertain French warships visiting Vancouver March 1 - 6, 1979. The deferral was made to obtain a report from the City Manager on implications and precedences that would be established.

I have contacted the following:

Ray Greenwood, Vancouver Sea Festival Society
HMCS Discovery
Cmdr. Aldridge, Queen's Harbour Master, Esquimalt,

to discover the number of visiting warships apart from those coming to the Sea Festival or to other special events like the Captain Cook celebrations.

Two countries, Britain and Japan, send two or three warships each every other year. In each case, the Canadian navy is accustomed to host them and there is no necessity for City involvement.

Other countries (e.g. Europe, Americas, Russia) send visiting ships only rarely and at unpredictable intervals, maybe averaging once a year in total. The visits of "Jeanne d'Arc" and "Forbin" are in connection with the Tahitian celebrations, and can be treated as a special case, in view of Canada's cultural connections with France and the request of the French Consul General.

If Council were to approve the request, it is possible that similar requests might be received. However, these would be rare and intermittent, averaging one a year, and each could be considered on its merits.

The request from the Vancouver Sea Festival Society for \$3,000 is therefore again before Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) ...66

MANAGER'S REPORT

C

DATE January 5, 1979

TO: Vancouver City Council
 SUBJECT: Strata Title Application - Conversion
 3001 - 3003 Point Grey Road
 CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Beverly Joyce Hauff, owner of 3001 - 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RS-2 One-Family Dwelling District and a two-family dwelling on a site not less than 7,200 square feet in area, subject to the RT-2 District Schedule regulations, is a conditional use which may be approved by the Director of Planning. The existing semi-detached two-family dwelling was approved under Development Permit Application 78994 on January 27, 1978. The site has a frontage of 67 feet and a depth ranging from 162 feet to 165 feet. (See Appendix 'A' for the site plan.)

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Strata Plans; and
2. Statement of ownership and declaration that there are no residential or commercial leases with respect to the property.

BACKGROUND

The property owner, Beverly Hauff, lives in one of the dwelling units, 3003 Point Grey Road. The other dwelling, 3001 Point Grey Road, is occupied by a Mr. and Mrs. McDowell. As indicated by the owner, there are no existing leases.

The Director of Planning notes that the applicant did not submit a declaration by a qualified consultant such as an Architect or Engineer. As well, the Director of Planning has not requested such a declaration on the basis that the building is of recent construction. If the owner had designated this development as Strata Title at the time she was seeking approval for her Development Permit Application, the City would not have been involved with the Strata Title of this property. The applicant would have simply had to present this strata plan to the Superintendent of Insurance in Victoria.

DIRECTOR OF PERMITS AND LICENCES

With regard to the condition of the building, the Director of Permits and Licences reports as follows:

"The above building was erected under Permit issued on February 6, 1978 and conforms to all relevant City By-laws and can, therefore, be approved for Strata Conversion."

DIRECTOR OF SOCIAL PLANNING

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"Mrs. McDowell, the occupant of 3001 Point Grey Road advises that she and her husband do not hold a residential lease on the property and further that they have no objections to this Strata Title application."

The Director of Social Planning recommends approval of this application.

Continued...

++ 2

RECOMMENDATION: The Director of Planning with concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 67

DISTRIBUTED MONDAY

MANAGER'S REPORT

D

DATE January 10, 1979

TO: Vancouver City Council

SUBJECT: Federal Employment Program - Young Canada Works (1979)

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer and Director of Finance report as follows:

"The Government of Canada has announced that there will be a Young Canada Works Employment Program for the summer period of 1979.

Young Canada Works (1979) is similar to the 1978 program, providing employment for students and youth. An approved project must start after April 30, 1979 finishing within six (6) to eighteen (18) weeks and by September 8, 1979. Projects must provide a minimum of three (3) jobs for six (6) weeks.

COST SHARING

The Federal contribution to the weekly cost has not changed over the last two years and is

..... to wages of one project manager; up to \$156
..... to wages of other workers; up to \$120
..... to fringe benefits, materials equipment, etc.; up to \$30.00 per person

Using the 1978 base union rate for 'other workers' and assuming materials, etc., costs within the Federal contribution, the City share of the cost would be:

'Inside' workers (V.M.R.E.U.) (P.G.: 9)	38%
'Outside' workers (C.U.P.E. Local 1004) (Lab. I)	54%

NOTE: Wages above base rates, materials, equipment, etc., beyond the Federal amount or any wage increases in 1979 will be added to the City share of the cost.

TIMING AND PROCEDURE

If Council decides that the City will participate in the Young Canada Works (1979) program, it is suggested that the Standing Committee on Finance and Administration be authorized to review proposals during the period January 22 to 26, 1979 and to approve applications to be submitted Canada Employment.

DIRECTOR OF FINANCE'S COMMENTS

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in Young Canada Works.

- A. Young Canada Works (1979) would be funded out of that portion of the 1979 Revenue Budget that is subject to the Provincial 5% restrictions.
- B. The following summary shows the City's contribution from the Revenue Budget on various projects for 1976, 1977 and 1978:

	<u>1976</u>	<u>1977</u>	<u>1978</u>
1975-1976 L.I.P.	\$173 978	-	-
1976-1977 L.I.P.	32 000	\$224 838	-
Young Canada Works (1977)	-	90 439	-
Young Canada Works (1978)	-	-	\$ 72 393
Canada Works Phase I	-	78 359	-
Canada Works Phase II	-	108 338	25 240
Canada Works Phase III	-	-	54 721
Provincial Youth Employment (1976)	39 698	-	-
Provincial Youth Employment (1977)	-	28 918	-
Provincial Youth Employment (1978)	-	-	35 066
	\$245 676	\$530 892	\$187 420

- 2 -

- C. Council approved a City contribution of \$90 000 for Young Canada Works in 1978; however, only \$72 000 was expended due to limited Federal Government Project approval.
- D. For Council's information, it is expected that a Provincial Youth Employment Program (1979) will be announced later this year. The status of a 1979 Federal Canada Works program is unknown.
- E. I anticipate severe problems in meeting the 5% growth limit specified by the Province for our budget, therefore, cannot recommend any City participation in the 1979 Young Canada Works program.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION.

- (a) The question of whether the City will participate in Young Canada Works (1979).
- (b) If the City is to participate, the setting of a maximum City cost for Young Canada Works.

The City Engineer RECOMMENDS that:

- (c) If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.
- (d) The City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required, and

The Director of Finance RECOMMENDS that:

- (e) That given the anticipated severe budget problems in 1979, the City not participate in the 1979 Young Canada Works program."

The City Manager notes that in the past at least some projects involved no or minimal additional City cost, and some provided service or extended services which would otherwise be done later at City cost. Council may wish to reduce the maximum approved City contribution to \$50,000, from last year's \$90,000 approved (\$72,000 actual).

The City Manager submits (a) and (b) for CONSIDERATION, and RECOMMENDS (c) and (d) be approved.

FOR COUNCIL ACTION SEE PAGE(S) 67

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 11, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 11, 1979, at approximately 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
 Alderman Ford
 Alderman Gerard
 Alderman Little
 Alderman Marzari
 Mayor Volrich

ALSO
PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION

1. Recent Provincial Government
Restrictions on Municipal Budget

The Committee considered the attached letter dated January 4, 1979, from the Minister of Municipal Affairs and Housing and press release issued by the Minister of Finance announcing a series of budget controls for all levels of local government for the year 1979. The Minister states that the purpose of the controls is to provide a measure of protection to the taxpayers of the Province against any abnormal rise in taxation.

The following program was outlined in the press release, and is to be implemented for 1979:

"LOCAL GOVERNMENTS

To control property tax increases levied by municipalities and regional districts:

1. No 1979 municipal general purpose mill rate will be allowed to be increased over 1978 level and no municipal or regional district budget to be increased more than five per cent. Any exception must be of an extraordinary nature and must be approved by the Inspector of Municipalities.

2. Surplus Controls:

- (a) For 1979: Municipalities will be required to treat their unexpended general revenue fund surpluses for the years 1977 and 1978 including the unexpended appropriated surpluses for those years as revenue for 1979 budget purposes. Any exception to this policy must be approved by the Inspector of Municipalities.
- (b) Future Guidelines: Guidelines will be established by the Ministry of Municipal Affairs for reserve and surplus levels and studies conducted in conjunction with a Special Committee of the Union of B.C. Municipalities to identify procedures for reducing or increasing surplus or reserve funds to the guideline levels.
3. As recently announced by the Ministry of Health, hospital district budget increases will be held to five per cent or less.

cont'd....

Report of Standing Committee on
 Finance and Administration,
 January 11, 1979 (I - 2)

Clause No. 1 cont'd

SCHOOL DISTRICTS

1. Municipal Councils will be requested to meet with local school boards to work out a program to minimize local school district taxes.
2. To improve school district fiscal management:
 - (a) The Ministry of Education will accelerate the development of the budget performance evaluation program, including incentive provisions for school districts showing excellent fiscal management.
 - (b) The following Ministry of Education processes shall be expeditiously implemented:
 - five-year budget forecasting by school district
 - distribution of analysis of five-year forecasts showing each district where they stand
 - development of key management efficiency indicators including numbers of professional staff, non-professional staff, other major expenditures
 - use of provincial funding to provide incentives for improved performance
 - disclosure of provisional school budgets to municipal councils before school districts set final budgets.
3. Present pupil/teacher ratios shall be considered as a floor with every effort being made to improve the deployment of current staff to improve productivity.
4. Administrative salaries that are too high by provincial standards will be identified and brought into line.
5. Budgetary restraint on capital expenditures will be exercised to ensure that both provincial and local dollars are spent in areas of highest priority.
6. Provincial grants to school districts and/or homeowners will be increased."

The Director of Finance outlined implications of the program on the City's budget and advised that many of the statements need clarification such as "unexpended surpluses" before the final effects of the controls can be assessed. There are also many factors not yet determined that will have a large impact on the budget such as wage demands for 1979, the revenue sharing formula, and welfare cost sharing.

The Mayor advised that he had met with the Minister of Finance and other officials to discuss the controls. He advised the Minister that Vancouver had been following a tight budget program for sometime. The limitations set out will affect municipalities with varying impact, and will particularly affect those municipalities that had built up excess surpluses. Some form of limitations will apply beyond 1979 and will be worked out with U.B.C.M.

During the ensuing discussion, concern was expressed at the manner in which the regulations have been imposed, as it infringes on local government autonomy and not enough thought has been given as to how the limitations will affect individual municipalities. It was agreed that the Provincial Government should be urged to negotiate the matter with U.B.C.M.

cont'd....

Report of Standing Committee
on Finance and Administration,
January 11, 1979 (I - 3)

Clause No. 1 cont'd

Following further discussion, it was

RECOMMENDED

THAT the Mayor be requested to forward a letter on behalf of the Council expressing our strong concerns and pointing out in particular specific areas of difficulty to the City, and further, the letter be presented to Council with this report.

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FOR COUNCIL ACTION SEE PAGE(S) 68